GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration And Urban Development (UH) Department - A.P. Housing Board – Joint Venture Project at Madhurawada, Visakhapatnam with M/s N.C.C., Vizag Urban Infrastructure Limited – Withdrawing of the orders issued vide G.O.Ms.No.121, M.A. & U.D. (UH) Department, dated 10-03-2019 – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (UH) DEPARTMENT

G.O.MS.No. 215 **Dated: 20-12-2020.**

Read the following:

1. G.O.Ms.No.64, M.A. & U.D. (UH) Department, dated 12-02-2019.
2. G.O.Ms.No.121, M.A. & U.D. (UH) Department, dated 10-03-2019.
3. From the Vice Chairman & Housing Commissioner, Andhra Pradesh Housing Board, Vijayawada, Letter No.145/VZG/MWA/CE/AE/PC/2005, dated 21-05- 2019.
4. From the Vice Chairman & Housing Commissioner, Andhra Pradesh Housing Board, Vijayawada, Letter No.145/VZG/MWA/CE/AE/PC/2005, dated 04-06- 2019

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O R D E R:

In the G.O. 1st read above, Government taking into consideration the growing needs of people and the interest of the State, has ordered that the present cost of the project at Madhurawada, Visakhapatnam with M/s N.C.C., Vizag Urban Infrastructure Limited, including the estimated saleable value of areas of the Project as on date, shall be evaluated by two reputed valuers as per the developmental standards. Upon valuation, the highest of the project cost and the said saleable value is to be considered. Project cost of Residential @ 90% and Commercial @ 10% to be arrived on the highest of the Project cost as valued. The Revenue share shall be assessed and collected on both Residential @ 3.5% & Commercial @ 4% as per the development agreement conditions taking into consideration the highest valuation with 20% extra over and above the Revenue share so arrived. It is also ordered that the maximum market value of LIG units with gross built up area of 300 – 450 sft., per unit to be developed in the 5% of the ground area of 97.30 acres as assessed by the valuers considering maximum FSI is to be collected from the developer after deducting Rs.450 per sft., as per the development agreement. The land will be made free hold after receipt of Revenue share payable to APHB, subject to withdrawal of Writ Petition No.202 of 2014 filed before the Hon'ble High Court and payment of revenue share and cost of the LIG Houses as assessed. Further ordered that the Vice Chairman & Housing Commissioner, Andhra Pradesh Housing Board, Vijayawada shall appoint two (2) reputed valuers to assess the present cost of the Madhurawada Project including the present saleable value of the Project and work out the revenues on the highest valuation of the said saleable value of the Project with 20% extra over and above the Revenue share and also market value of LIG Units as envisaged.

2. The Authorized Signatory, M/s NCC Vizag Urban Infrastructure Limited in their representation dated 15-02-2019 has requested the Government to issue

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orders for exempting the Stamp Duty for affecting the land freehold in the name of NCC Vizag Urban Infrastructure Limited for development. After examination, vide G.O. 2nd read above, Government authorized the Vice Chairman and Housing Commissioner, APHB to provide General Power of Attorney to M/s NCC Viazg Urban Limited, Hyderabad.

3. In the letter 3rd read above, the Vice Chairman & Housing Commissioner, Andhra Pradesh Housing Board, Vijayawada has forwarded the Draft GPA submitted by M/s NCC Vizag Urban Infrastructure Limited for approval of the Government. Subsequently, in the letter 4th read above, the Vice Chairman & Housing Commissioner, Andhra Pradesh Housing Board, Vijayawada has requested the Govt., to constitute a Committee to examine and make recommendations on the draft Reports and Final Reports to be submitted by the Two Consultancy Firms appointed in terms of G.O.Ms.No.64, M.A. & U.D. (UH) Department, dated 12-02-2019.

4. After examination of the entire issue, Government hereby order to implement the orders issued vide G.O.Ms.No.64, M.A. & U.D. (UH) Department, dated 12-02- 2019 and to withdraw the orders issued vide G.O.Ms.No.121, M.A. & U.D. (UH) Department, dated 10-03-2019 in the public interest.

5. The Vice Chairman & Housing Commissioner, Andhra Pradesh Housing Board, Vijayawada is requested to issue notice to the developer communicating that the terms of allotment would be governed by G.O.Ms.No.64, M.A. & U.D. (UH) Department, dated 12-02-2019 and take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

To
The Vice-Chairman & Housing Commissioner, Andhra Pradesh Housing Board, Vijayawada.

Copy to
The Addl. Secy. to Hon'ble Chief Minister.
The PS to Minister (MA &UD).
The PS to Secretary, MAUD.
The Finance (FMU.EFS&T, MAUD & DRDA) Department.
The Law Department.
M/s NCC Urban Infrastructure Development Corporation Ltd., Hyderabad.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER